




Harbord Road | Cromer | NR27  
 Guide £250,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this spacious three storey home in a pleasant residential location within easy reach of the town centre, Royal Cromer Golf Club and the coastal path.

The property is currently undergoing a programme of improvement works including the addition of a fourth bedroom and reception room below.

Accommodation comprises; lounge, dining room, snug, kitchen and ground floor shower room. The first floor provides two bedrooms and a family bathroom.

Two further bedrooms are found on the top floor.

The property can be purchased at this stage or post works.

Guide £250,000 - £300,000

